20 Attachment 1

Schedule of Height, Area, Bulk and Other Requirements
(Subsection 20-5.4)
Zoning Ordinance
Township of West Caldwell

(Ord. No. 890 § 20-5.4; Ord. No. 1209 § 5; Ord. No. 1283 § 7; Ord. No. 1464; Ord. No. 1561 § 1; Ord. No. 1639 § 3; Ord. No. 1729 § 1; Ord. No. 1797-2017 § 12; Ord. No. 1802-2017; Ord. No. 1838; Ord. No. 1839A; Ord. No. 1840A; Ord. No. 1841; Ord. No. 1842; Ord. No 1843; Ord. No. 1851; Ord. No. 1857)

ZONE DISTRICT	R-2	R-3/R-3A/ R-3B	R-3C	R-3D	R-4	R-5	R-6	R-7	R-8	R-9	B-1	B-2	B-3	M-1	M-2	OP
LOT																
Area: Min. Square Feet	17,500	14,000	4 Acres	174,240	10,500	4 Acres	75,000	75,000	2 Acres	2 Acres	5,000	15 Acres	20,000	80,000(16)	5 Acres	3 Acres
Depth: Min. Feet (1)	140	140	330	300	140	600	500	500	450	200	100	500	200	400(17)	400	400
Width: Min. Feet	125	100	370	500	75	200	100	150	180	300	50	500	100	200	400	250
YARDS (2)																
Front: Min. Feet	40	40	50(10)	50	40	40	40	40	40	40	25(3)	150	75	50	100	75
Rear: Min. Feet	50	50	100	40	50	40	150	40		40	25	100	60	60	80	150
Side: Min. Quantity	2	2	2 side yards	2	2	2	2	2	2	2	1	2	2	2	2	2
Min. Feet (each)	15(4)	10(4)	50 feet minimum for each side yard with combined total of both side yards not less than 140 feet.	35	10(4)	25	20	15	15	20	15	50	15	40	70	25
Min. % Lot Width(5)	35%	30%	--		30%						35%	25%	35%	40%(18)	40%	25%
Buffer Depth: Min. Feet (6)	--	--	20(11)	20	--						10	30	15	30	30	30
BUILDING																
Height: Max. Feet (2)	35	35	35(12)	35	35	50	50	40	40	40	28	28	28	35	35	28
Width: Max. Feet			230													
Max. Stories(2)	2 1/2	2 1/2	2(13)	2 1/2	2 1/2	4	4	3	3	3	2	2	2	2	2	2

ZONE DISTRICT	R-2	R-3/R-3A/ R-3B	R-3C	R-3D	R-4	R-5	R-6	R-7	R-8	R-9	B-1	B-2	B-3	M-1	M-2	OP
Floor Area: Min. Square Feet	1,400	1,400	N/A	--	1,200						--	--	--	--	--	--
Coverage: Max. Bldg. (7) Coverage	30%	30%	40%	40%	30%	60%	60%	60%	60%	50%	30%	30%	25%	30%(19)	35%	20%
Max. Lot (8) Coverage	35%	40%	65%	65%	55%	90%	85%	90%	90%	75%	75%	90%	90%	75%	75%	50%
Dist. Restrict: Min. Feet(9)	--	--	N/A	--	--						35	50	50	85	100	75

For the R-10 Planned Residence Overlay District regulations, see Section 20-9F.

NOTES:

(1) Except that the township agency may grant an exception, pursuant to N.J.S.A. 40:55D-51, to permit a reduction in minimum lot depth by an amount not exceeding ten (10%) percent of the depth, provided that such lot otherwise fully conforms with minimum lot width and minimum lot area requirements.

(2) Refer to subsection 20-5.4 c.

(3) Except that where the depth of the zone district is more than one hundred fifty (150) feet, then the front yard shall not be less than fifty (50) feet.

(4) Except that where a side yard abuts the rear property line of one (1) or more residential properties, then such side yard shall not be less than thirty (30%) percent of the minimum required lot width.

(5) Aggregate width of both side yards combined, as a percentage of lot width measured at front setback line of the principal building.

(6) Minimum depth of buffer area along property line adjoining, or within, any residence district pursuant to subsection 20-21.1.

(7) Maximum building coverage on the property, as defined under Section 18A-5.

(8) Maximum lot coverage on the property, as defined under Section 18A-5.

(9) Minimum distance from the principal building to the boundary line of any residence district.

(10) No more than one-third (1/3) of building frontage shall be set back fifty (50) feet, and the remainder shall be set back no less than eighty (80) feet.

(11) Wooded and landscaped buffers shall be provided for both side yards in accordance with subsection 20-21.1.

(12) A parapet wall, not exceeding two (2) feet, is permitted and shall not be included in the calculation of building height.

(13) Residential stories above ground-level parking.

(14) In the B-2 Zone District, one (1) foot of additional building height is permitted with every additional twenty-five (25) feet of front yard setback over the minimum front yard setback of one hundred fifty (150) feet, up to a maximum height of thirty-five (35) feet.

(15) A second permitted principal building in the B-2 Zone District shall comply with all setback requirements of the zone, except that the front yard setback minimum requirement for any second permitted principal building in the B-2 Zone District shall be sixty (60) feet.

(16) Self-Storage facilities shall be permitted as a conditional use in the M-1 Limited Manufacturing District only, subject to the following condition: the minimum lot area shall be 250,000 square feet.

(17) Self-Storage facilities shall be permitted as a conditional use in the M-1 Limited Manufacturing District only, subject to the following condition: the minimum lot frontage shall be 600 feet.

(18) A pre-existing structure to be utilized as a self-storage facility shall be permitted to have a minimum lot width percentage of 15% provided that the footprint of the pre-existing structure is not being expanded in connection with the use of the structure as a self-storage facility.

(19) A pre-existing structure to be utilized as a self-storage facility shall be permitted to have a maximum building coverage of 40% provided that the footprint of the pre-existing structure is not being expanded in connection with the use of the structure as a self-storage facility.

Ord. No. 1857 codified with scrivener's errors corrected and to be addressed in forthcoming ordinance.